
By: **Senator Della**

Introduced and read first time: January 31, 2003

Assigned to: Education, Health, and Environmental Affairs

A BILL ENTITLED

1 AN ACT concerning

2 **Baltimore City - Downtown Commercial District - Boundaries**

3 FOR the purpose of altering certain boundary restrictions for a Downtown
4 Commercial District Management Authority within the City of Baltimore;
5 providing that certain condominium buildings within the district may be taxed;
6 and generally relating to a Downtown Commercial District Management
7 Authority within the City of Baltimore.

8 BY repealing and reenacting, with amendments,
9 The Charter of Baltimore City
10 Article II - General Powers
11 Section (61)(a) and (b)
12 (1996 Edition and 2000 Supplement, as amended)

13 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
14 MARYLAND, That the Laws of Maryland read as follows:

15 **The Charter of Baltimore City**

16 Article II - General Powers

17 The Mayor and City Council of Baltimore shall have full power and authority to
18 exercise all of the powers heretofore or hereafter granted to it by the Constitution of
19 Maryland or by any Public General or Public Local Laws of the State of Maryland;
20 and in particular, without limitation upon the foregoing, shall have power by
21 ordinance, or such other method as may be provided for in its Charter, subject to the
22 provisions of said Constitution and Public General Laws:

23 (61)

24 (a) (1) To establish a Downtown Commercial District Management
25 Authority within the City of Baltimore to do any or all of the following: promote or
26 market the district; provide supplementary security and maintenance services; and
27 provide amenities in public areas.

1 (2) (i) To specify and modify the boundaries of the district but in no
2 event outside the bounds of lines as follows:

3 1. on the north, a line beginning at the Jones Falls
4 Expressway, going west on Centre Street to Park Avenue, then north on Park Avenue
5 to Read Street, then northwest on Read Street to Howard Street, then north on
6 Howard Street to Martin Luther King Boulevard, then southwest on Martin Luther
7 King Boulevard to Eutaw Street, then south on Eutaw Street to Franklin Street, then
8 west to Greene Street;

9 2. on the west, Greene Street and Russell Street;

10 3. on the south, a line running generally [westerly]
11 EASTERLY from Russell Street [and Lee Street] TO CAMDEN STREET TO HOWARD
12 STREET, THEN SOUTH ON HOWARD STREET TO CONWAY STREET, THEN EAST ON
13 CONWAY STREET TO CHARLES STREET, THEN SOUTH ON CHARLES STREET to Lee
14 Street [and], THEN EAST ON LEE STREET TO Light Street, [and then following] Light
15 Street to Key Highway, and [then following] Key Highway to Lawrence Street; and

16 4. on the east, the Jones Falls Expressway and President
17 Street TO EASTERN AVENUE, THEN EAST ON EASTERN AVENUE TO ALBEMARLE
18 STREET, THEN SOUTH ON ALBEMARLE STREET TO DUKER STREET, THEN EAST ON
19 DUKER STREET TO CAROLINE STREET, THEN SOUTH ON CAROLINE STREET TO FLEET
20 STREET, THEN EAST ON FLEET STREET TO DALLAS STREET, THEN SOUTH ON DALLAS
21 STREET TO DOCK STREET, THEN EAST ON DOCK STREET TO BOND STREET, THEN
22 SOUTH ON BOND STREET TO THAMES STREET, THEN NORTHEAST ON THAMES
23 STREET TO THE EASTERN SIDE OF THE BOND STREET WHARF, THEN SOUTH TO THE
24 HARBOR.

25 (ii) Notwithstanding subparagraph (i) of this paragraph, the
26 district may include properties binding on either side of the boundaries authorized
27 under this subsection.

28 (3) To specify the powers and functions which may be exercised and
29 conducted by the Authority and the amount of benefit assessment charges which may
30 be imposed on properties in the district.

31 (4) To specify the duration of the Authority.

32 (5) To provide for the imposition and collection of the taxes or charges,
33 and for disbursement of the revenue therefrom to the Authority. The financial plan of
34 the Authority, including its annual budget and its tax and fee schedule, shall be
35 subject to approval by the Board of Estimates. Taxes and charges imposed under this
36 paragraph may not exceed those proposed by the Authority.

37 (6) To determine the organization and method of initial appointment of
38 board members of the Authority, the majority of the members of the board shall be
39 owners or representatives of owners of properties in the district that are subject to
40 taxes or charges under this section.

- 1 (b) As provided by ordinance, the Authority may have the power:
- 2 (1) to be a special tax district or special benefits assessment district and
3 to conduct the functions which are assigned to it by the City.
- 4 (2) to acquire, hold and use property necessary to achieve its purposes.
- 5 (3) to make contracts; to sue and be sued.
- 6 (4) to accept grants.
- 7 (5) to borrow for purposes consistent with the public purposes of the
8 Authority.
- 9 (6) to propose in its annual budget the taxes or charges on properties
10 within the district. [No] EXCEPT FOR CONDOMINIUM BUILDINGS WITH FOUR OR
11 MORE RESIDENTIAL UNITS, NO such amounts shall be levied against residential
12 property with fewer than four dwelling units. Property which is exempt under State
13 law from ordinary property taxes shall be exempt from assessments by the district.
14 Before adopting its proposed budget and before making its recommendation to the
15 City, the Authority shall hold a public hearing on taxes or charges proposed for the
16 district. The Authority shall publish notice of the hearing in a newspaper of general
17 circulation in Baltimore City at least once a week for three consecutive weeks before
18 the hearing.
- 19 (7) to do all things necessary or convenient to carry out its powers.
- 20 (8) to adopt, amend and modify by-laws, all of which shall be subject to
21 the approval of the Board of Estimates.
- 22 (9) to establish and elect officers and provide for their terms and duties.
- 23 (10) to contract for and purchase goods and services, not subject to the
24 City requirements regarding wage scales, competitive bidding or other local
25 procurement laws; however the Authority shall be subject to City ordinances and City
26 policy requiring achievement of goals regarding minority and women's business
27 enterprises.

28 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
29 July 1, 2003.